

## OUR BEST BUYS - NOVEMBER 2024

B	LISTING # SF #	BUSINESS NAME	SDE/OCF/YR	PRICE	WHY THIS ONE?	RE AVAILABLE
1	WCIB241276 SF13987	Comm'l Electrical Contractor	\$4,943,133	\$20,000,000	17 Yrs! New Build & TI	NO
2	WCIC241191 SF13483	Res/Rental Home Drywall & Stucco	\$4,010,901	\$20,000,000	50 Yrs! Res Constr - Working Capital Included	\$3,500,000
3	WCIC241189 SF13792	Civil Services - Grading/Excavating	\$4,311,273	\$12,000,000	350K of A/R Included + 2.1M EQ	NO
4	WCIC241223 SF13942	Smoke & Vape Shop	\$2,122,555	\$8,900,000	20 Yrs! Room to Grow by Adding #9	NO
5	WCIC241222 SF13941	Smoke & Vape Shop	\$347,414	\$3,700,000	24 Yrs! Room to Grow by Adding #9	NO
6	WCIC231162 SF13889	Turn-Key Cabinet Company	\$403,597	\$3,500,000	21 Yrs! Includes A/R - Motivated Seller	YES
7	WCIC241261 SF13975	Branded Gas Station	\$673,200	\$2,850,000	30 Yrs! Newly Remodeled - Busy Loc	\$3,000,000
8	WCIC241186 SF13758	Wholesale/Dist Smoke/Vape	\$774,924	\$2,100,000	19 Yrs! Large Customer Base	NO
9	WCIC241260 SF13727	Branded Gas Station w/C-Store	\$691,800	\$1,990,000	30 Yrs! #9 - New Pumps/Tanks - S. AZ	\$1,400,000
10	WCIC241231 SF13948	Liquor Store w/Drive Thru	\$465,480	\$1,990,000	30 Yrs! Absentee - #9	NO
11	WCIC241206 SF13536	Branded Gas Station w/C-Store	\$813,304	\$1,850,000	S. AZ on Freeway - Must Buy RE	\$1,650,000
12	WCIC241241 SF13958	Retail Mobility Products	\$553,581	\$1,600,000	35 Yrs! Sales/Svc/Rent - 2 Locs E. & W. Valley	NO
13	WCIC241262 SF13977	Auto Repair & Paint	\$534,693	\$1,600,000	Owners Established & Manage	\$1,600,000
14	WCIC241242 SF13961	Branded Gas Station w/RE	\$458,400	\$1,600,000	Great Loc! Newly Remodeled	\$2,900,000
15	WCIC221056 SF13465	Destination Spa & Salon	\$481,217	\$1,500,000	22 Yrs! Staff in Place - N. AZ	\$1,950,000
16	WCIC241234 SF13950	Retail Smoke Accessories	\$492,888	\$1,400,000	Est. Customer Base - Room to Grow	NO
17	WCIC241197 SF13919	Roofing Contractor	\$838,726	\$1,300,000	39 Yrs! 100K of AR Included	\$1,000,000
18	WCIC241226 SF13945	Granite & Tile Fab/Installs	\$459,473	\$1,300,000	Fully Equipped Shop - Custom Jobs	NO
19	WCIC241237 SF13954	Grocery Store & Carniceria	\$396,900	\$1,300,000	50+ Yrs! Great Loc w/Meat Department	NO
20	WCIC241207 SF13927	Dental Practice	\$441,975	\$1,200,000	Full Service - Recently Reovated	\$1,000,000
21	WCIB241273 SF13984	Res & Comm'l Cleaning Co	\$335,964	\$1,100,000	11 Yrs! Semi Absentee - Approx 200 Clients	NO
22	WCIB241269 SF13981	Gas Station w/C-Store	\$467,400	\$1,090,000	30 Yrs! Semi-Absentee - Newly Remodeled W.AZ	\$2,500,000
23	WCIC231100 SF13822	Towing Business	\$534,345	\$1,000,000	DPS Contracts - Maint/Dispactch Onsite	NO
24	WCIC241259 SF13900	Branded Gas Station w/C-Store	\$315,000	\$995,000	New Loc! 15 Yr Fuel Lease - S. AZ	\$1,200,000
25	NAZ24974 SF13960	Chinese Food Restaurant	\$327,786	\$965,000	25 Yrs! Owner works PT - N. AZ	NO
26	WCIB241267 SF13939	Popular Restaurant	\$390,021	\$950,000	Near Stadium - OWC - Profitable	NO
27	WCIC22952 SF13169	Concrete Contractor	\$301,312	\$950,000	27 Yrs! High End Residential	NO
28	WCIC241257 SF13971	Beverage Packing, Private Label, Dist	\$327,384	\$900,000	Semi-Absentee - Room to Grow - 2 Bldgs	\$2,200,000
29	WCIC231163 SF13890	Branded Gas & C-Store	\$290,040	\$870,000	30 Yrs! Room to Grow	NO
30	WCIB241278 SF13988	Franchise - Japanese Fast Food	\$314,415	\$825,000	High Traffic Area - Semi-Absentee	NO
31	WCIB241272 SF13983	Liquor Store w/RE	\$260,400	\$805,000	50+ Yrs! #9 - Absentee - Room to Grow - S. AZ	\$885,000

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32	WCIC241239 SF13956	Landscape Maintenance	\$356,109	\$795,000	Residential & Comm'l - Scottsdale Clients	\$200,000
33	WCIC241205 SF13926	Branded Gas & C-Store	\$240,000	\$790,000	High Fuel Margins - New Kitchen	\$3,200,000
34	WCIC241227 SF13763	Popular Burger Restaurant	\$439,872	\$775,000	Good Loc! OWC - #12 - Great Reviews	NO
35	WCIC241210 SF13938	Motorcycle Repairs & Sales	\$364,026	\$749,500	20 Yrs! Collision Repairs	NO
36	WCIC241246 SF13962	Branded Gas w/RE	\$381,900	\$700,000	24 Yrs! Little Comp. - New Pumps/Tanks	\$1,300,000
37	WCIC241243 SF13709	Comm/Res HVAC	\$356,750	\$650,000	44 Yrs! OWC w/50% Down	NO
38	NAZ24978 SF13964	Well Established HVAC Service	\$555,487	\$605,000	30 Yrs! Room to Grow - N. AZ	NO
39	WCIC241238 SF13955	Coin-Operated Laundromat	\$165,565	\$599,000	Semi-Absentee - 21 Washers 30 Dryers - S. AZ	NO
40	WCIC241219 SF13938	Pet Supplies & Grooming	\$213,669	\$559,000	Price w/Inventory 649K - Drive Thru	NO
41	WCIC241233 SF13953	Pita Wrap Grill	\$328,740	\$499,000	EZ to Run - Little Competition	NO
42	WCIC241240 SF13957	American Burger Restaurant	\$245,332	\$499,000	Franchise - Good Location	NO
43	WCIB241270 SF13982	Convenience Store Market	\$181,176	\$499,000	30 Yrs! Little Competition - Updated - E. Valley	NO
44	WCIC241250 SF13966	Branded Gas w/C-Store	\$175,900	\$499,000	30 Yrs! Busy Location - RE Avail.	\$2,100,000
45	WCIB241265 SF13979	Convenience Store	\$233,400	\$475,000	Low Rent - Little Competition - Fully Stocked	NO
46	WCIC241201 SF13881	Branded Gas Station w/C-Store	\$285,592	\$450,000	26 Yrs! Absentee - New Pumps - East Valley	\$1,500,000
47	WCIC241256 SF13970	Commercial HVAC Contactor	\$241,461	\$450,000	32 Yrs! Home Based - Loyal Customers	NO
48	WCIC241230 SF13947	Skin Care Franchise	\$0	\$437,500	Single/Multiple Locs Available	NO
49	WCIC231172 SF13899	Convenience Store	\$153,756	\$425,000	20+ Yrs! Beer Cave - Near Light Rail	NO
50	NAZ24982 SF13974	Property Management Co	\$188,985	\$415,000	20 STR's w/Offsite Laundry - N. AZ	NO
51	NAZ24980 SF13965	Boutique/Gift Shop	\$155,964	\$415,000	30 Yrs! Excellent Tourist Loc! N. AZ	NO
52	WCIC241251 SF13967	Diner - Breakfast/Lunch/Dinner	\$299,259	\$399,000	#12 License - Indoor/Outdoor Seating	NO
53	WCIC241204 SF13925	HVAC Services	\$283,952	\$399,000	42 Yr! OWC - Over 2000 Repeat Customers	NO
54	WCIB241274 SF13985	Franchise - Shipping/Print/Mailboxes	\$143,941	\$399,000	Busy Season Just Started - S. AZ	NO
55	WCIC241218 SF13937	Full Service Commercial Plumbing	\$161,588	\$390,000	Comm'l Only Accts - Room to Grow	NO
56	WCIC241188 SF13911	Nail Spa Franchise	\$156,300	\$349,000	Repeat Customers - 10 Pedi & Mani Stations	NO
57	WCIC241247 SF13422	North Indian Cuisine Restaurant	\$214,265	\$329,000	Popular Destination - #7 License	NO
58	WCIC241214 SF13934	99 Cent Store	\$362,160	\$300,000	20 Yrs! Major Cross St - Full Inventory - Add #10	NO
59	WCIC241193 SF13914	Barber Shop	\$134,880	\$299,000	OWC - Busy Plaza - Room to Grow	NO
60	WCIC241235 SF13951	Convenience Store	\$130,000	\$299,000	30 Yrs! #10 - Busy Loc - Fully Stocked!	NO
61	NAZ24962 SF13923	CNC Machine Shop	\$134,355	\$278,000	Full Service - Repeat Customers - N. AZ	NO
62	WCIC241211 SF13932	Pizza & Wings Restaurant	\$221,700	\$275,000	28 Yrs! Little Competition - EZ to Run	NO
63	WCIC241253 SF13968	Specialty Vegan Bakery	\$166,052	\$275,000	Locally Sourced - Room to Grow - N. AZ	NO
64	WCIC241216 SF13936	Convenience Store	\$125,520	\$275,000	45 Yrs! #10 - No Direct Competition - Rm to Grow	NO
65	WCIC241183 SF13906	Franchise Convenience Store	\$128,268	\$160,000	44 Yrs! Absentee Run	NO

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**REAL ESTATE ONLY**

66	WCIC231144 SF13877	Commercial Real Estate (Bethany Home)			Zoned C-2 Medical - Major Freeway Access	\$1,100,000
67	WCIC241263 SF13978	Commercial RE (Eloy)			Empty C-Store on Site - S. AZ	\$1,100,000
68	WCIC241258 SF13972	Commercial RE (Williams)			Could Operate as Market/Smoke Shop - N. AZ	\$999,000
69	WCIC231119 SF13842	Commercial Real Estate			Zoned C-3 w/Tenant in Place - Cave Creek Rd	\$799,000
70	WCIB241268 SF13980	Commercial RE (Parker)			C-Store Closed - Pumps Active - AZ/NV Border	\$600,000